

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, April 28, 2009** at 3:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

**PRESENT:**

Elected Officials: Mayor D.F. MacLean  
Councillor J. Becker  
Councillor B. Bell  
Councillor D. Bing  
Councillor T. Miyashita  
Councillor G. O'Connell  
Councillor D. Walters, Chair

Staff J. Rudolph, Chief Administrative Officer  
D. Rear, Director of Corporate Services  
K. Grout, Director of Operations & Development Services  
L. Darcus, Director of Legislative Services  
D. Jolley, Director of Fire & Rescue Service  
A. Kopystynsky, Manager of Development Services  
L. Elchuk, Bylaw and Licensing Officer  
K. Swift, Director of Recreation  
B. McLeod, Manager, Parks and Open Space  
SSgt. A. Bodden, RCMP Ridge Meadows Detachment.  
D. Cramb, Recreation Manager, Support Services  
L. Kelly, Executive Assistant

The meeting was called to order at 3:00 p.m.

**A. ADOPTION OF AGENDA**

**MOVED** by Councillor O'Connell, **SECONDED** by Councillor Miyashita, THAT the agenda for the April 28, 2009 Council in Committee Meeting be amended by adding Item D.8 – Grant Applications; AND THAT the agenda be adopted as amended.

CARRIED.

**B. ADOPTION OF MINUTES**

**1. Minutes of the April 14, 2009 Council in Committee Meeting.**

**MOVED** by Councillor Bell, **SECONDED** by Councillor Bing, THAT the Minutes of the Council in Committee Meeting held on April 14, 2009, be adopted.

CARRIED.

**C. DELEGATIONS AND PRESENTATIONS**

There were no items received for this Meeting.

**D. REPORTS**

(Councillor Becker left the meeting at 3:05 p.m. due to a possible conflict with the following item.)

**1. Non-Farm Use Application – 17616 Ford Road Detour. (6635-20-2008-03-P)**

The Manager of Development Services provided a PowerPoint presentation which is included as Attachment 1 and forms part of these minutes.

Council members were concerned that the applicant may ask for an extension of the permit if funds are put into the development and felt this application could be the first of many such applications. Staff responded that storage of the vehicles would not require an upgrade of the building; however, they were not aware of the number of vehicles being proposed for storage; the permit would be for a two- or four-year period and would be regulated through a temporary use permit which would require the applicant to agree to remove the use at that time.

**MOVED** by Mayor MacLean, **SECONDED** by Councillor Miyashita, THAT the Committee recommends THAT Council:

- C. Not refer the application for a non-farm use at 17616 Ford Road Detour to the Agricultural Land Commission.

CARRIED.

(Councillor Becker rejoined the meeting at 3:15 p.m.)

**2. Development Variance Permit for Cusick Crescent Road Length. (3090-20-2009-04-P)**

The Manager of Development Services provided a PowerPoint presentation which is included as Attachment 2 and forms part of these minutes.

**MOVED** by Mayor MacLean, **SECONDED** by Councillor O'Connell, THAT the Committee recommends THAT Council:

- A. Authorize staff to notify surrounding property owners that Development Variance Permit No. 2009-005 will be considered at the May 19, 2009 Regular Meeting of Council; AND

2. **Development Variance Permit for Cusick Crescent Road Length Cont'd. (3090-20-2009-04-P)**

- B. After reviewing any public input, consider the issuance of Development Variance Permit No. 2009-005 at the May 19, 2009 Regular Meeting of Council.

CARRIED.

(L. Elchuk left the meeting at 3:21 p.m.)

3. **Telus Development Permit Application Exemption Request – 12439 Harris Road.**

**MOVED** by Councillor Bing, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council:

- A. Exempt Telus Communications Inc. from the Development Permit Application process in order to permit the replacement of an existing shed with a larger shed.

CARRIED.

4. **2009 Tax Rate Bylaw. (1900-03)**

**MOVED** by Councillor Miyashita, **SECONDED** by Councillor Bell, THAT the Committee recommends THAT Council grant First, Second and Third Readings to the “2009 Tax Rate Bylaw No. 2414, 2009”.

CARRIED.

5. **Metro Vancouver Zero Waste Challenge – Goals, Strategies and Actions. (5360-01/Solid Waste)**

The Director of Operations and Development Services said there is a garbage and recycling crisis throughout the region; as a result, Metro Vancouver is proceeding with the “Zero Waste Challenge”, which will ultimately force municipalities to increase recycling to 70 per cent by encouraging a broader range of recycling, and restricting the amount of garbage residents are able to put into the system. Ms. Grout said that educating the public is a critical step in the process and discussed some of the technologies (ie incineration) that will allow the region to move away from landfills. Metro Vancouver’s goal is to have a 70 per cent diversion rate by 2015, and will be developing goals, strategies and actions needed to achieve it. Any new measures will result in additional costs to the City.

5. **Metro Vancouver Zero Waste Challenge – Goals, Strategies and Actions Cont'd. (5360-01/Solid Waste)**

**MOVED** by Councillor Miyashita, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council

- A. Receive for information the report from the Director of Operations and Development Services dated April 20, 2009.

CARRIED.

6. **First Quarter Operating Statistics. (655-20)**

SSgt. Bodden, the Director of Recreation, the Director of Fire & Rescue Service, and the Director of Operations and Development Services provided an overview of the First Quarter statistics for their departments.

(SSgt. Bodden and D. Jolley left the meeting at 4:12 p.m.)

**MOVED** by Councillor Bell, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council receive for information the report from the Director of Corporate Services dated April 23, 2009, and the verbal presentations by the Department Heads.

CARRIED.

7. **Pitt Meadows Synthetic Sports Field.**

There was a general discussion regarding parking, litter, washrooms, lights, placement of the bleachers, the jogging track, and trails around the perimeter of the field, possibly linking to the walkway at 116B Avenue.

**MOVED** by Councillor O'Connell, **SECONDED** by Councillor Miyashita, THAT the Committee recommends THAT Council:

- A. Approve the Pitt Meadows Secondary School Synthetic Sports Field concept plan.

CARRIED.

(K. Swift and B. McLeod left the meeting at 4:25 p.m.)

8. **Grant Applications.**

The Director of Corporate Services circulated the Capital Project Priority List which is included as Attachment 3 and forms part of these minutes.

**8. Grant Applications Cont'd.**

**MOVED** by Councillor O'Connell, **SECONDED** by Councillor Miyashita, THAT the Council in Committee recommends THAT Council:

- A. Confirm support for a grant application under the Building Canada Fund or the Infrastructure Stimulus Fund for the repaving of Rannie Road with funding of the City's share of the estimated costs coming from the Transportation Infrastructure Reserve Fund; AND
- B. Confirm support for a grant application under the Building Canada Fund or the Infrastructure Stimulus Fund for McKechnie Floodbox and Drainage Enhancements with funding of the City's share of the estimated costs coming from borrowing or the Dyking and Drainage Reserve Fund, as available.

CARRIED.

**E. COMMITTEE ROUND TABLE**

Bike to Work Week, May 11 to 15 (Councillor Miyashita) – encouraged Council members to participate by biking to the March 12<sup>th</sup> Council in Committee meeting.


**F. ADJOURNMENT**

**MOVED** by Mayor MacLean, **SECONDED** by Councillor Bell, THAT this meeting now be adjourned at 4:45 p.m.

CARRIED.

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Chair

  
**Council in Committee Meeting**  
**April 28, 2009**


**ALC Non Farm Use Application**  
**17616 Ford Road Detour**

66564


  
**Proposed Non-Farm Use**



**17616 Ford Rd Detour**  
**Proposed Non Farm Use Area**  
City of Poplarville  
Developmental Services

  
**Proposal**

- Non-farm use application on a 1.8 hectares (4.5 acres) portion of land for:
  - Temporary truck storage; and
  - Temporary truck sales.
- Reusing buildings of this former nursery site.
- Interim use before recently planted blueberries harvestable.

  
**Issues**

- An appropriate temporary use can generate income until blueberry plants mature and produce a harvest.
- Temporary truck storage could use existing buildings without any upgrades or impacting farm land.
- Temporary sales would require (1) the agricultural buildings to be upgraded to commercial Building Code standards; and (2) generate commercial traffic through the farm area.



## Conclusion

- Staff supports the application for temporary truck storage but **not** the sales component.



## Additional Slides



## Current Uses



## Current Uses





# Council in Committee Meeting April 28, 2009

## Development Variance Permit for Cusick Crescent Road Length

66561



# Cusick Crescent Context Map





# Proposal

- Development Variance Permit for provisions in the Subdivision Development Servicing Bylaw.
- To vary the maximum length of a cul-de-sac from 150 meters (492 feet) to 181 meters, (593 feet), which is 31 meters (102 foot) extension.
- The rationale is to allow for a more efficient infill development and only two more lots would rely on Cusick Crescent for access.



# Proposed Hammer Head



# CITY OF PITT MEADOWS

## Capital Project Priority List

Updated April 28<sup>th</sup>, 2009

### **Applications Submitted**

*Applications have been submitted for the following projects:*

#### **Building Canada Fund – Communities Component:**

- Artificial Turf Field (\$2.2M)
- Replacement of Kennedy Road Bridge (\$750,000)

### **Next Applications**

*Currently preparing documentation and applications for the following:*

#### **Potential Projects for Infrastructure Stimulus Fund (\$4B must commence in 2009/2010):**

- Repaving Rannie Road (\$700,000) \*
- New flood box – McKechnie Drainage Catchment (\$750,000) \*

*\* Applications to be submitted by May 1<sup>st</sup>.*

#### **Potential Project for Recreational Infrastructure Fund (\$500M over two years):**

- Arena Improvements (\$2 - \$3M) \*\*

*\*\* - Awaiting rollout of the program*

#### **Potential Project for Green Municipal Fund**

- South Bonson Community Centre

### **Other Priority Projects**

*Applications to be made as programs and workplan fit*

- Fire Hall Renovation (\$450,000)
- Continued Raising of Area No. 3 Dyke Structure (\$5M)
- Interchange Harris Road/Lougheed Highway (est. \$42M)
- Airport Runway Extension (\$1.8M)
- Replacement of Pitt Polder Pump Station (\$1.7M)